



MARKED AGENDA
SCOTTSDALE PLANNING COMMISSION
KIVA - CITY HALL
3939 N. DRINKWATER BOULEVARD
SEPTEMBER 1, 2004
5:00 P.M.

ROLL CALL
ALL PRESENT

MINUTES REVIEW AND APPROVAL
ITEM 1 APPROVED, 7-0; MOTION COMMISSIONER HEITEL
1. [August 18, 2004](#)

CONTINUANCES
ITEM 2 CONTINUED TO SEPTEMBER 29, 2004, 7-0; MOTION COMMISSIONER HEITEL
2. [7-UP-2004 \(Sonrise Community Church\)](#) request by Earl Curley & Lagarde PC, applicant, Sonrise Community Church, owner, for a conditional use permit for a private/charter school on a 9.2 +/- acre parcel located at 29505 N Scottsdale Road with Single Family Residential, Environmentally Sensitive Lands, Foothills Overlay District (R1-70 ESL FO). **Continued to September 29, 2004.**

INITIATION
ITEM 3 CONTINUED TO SEPTEMBER 29, 2004, 7-0; MOTION COMMISSIONER HEITEL
3. [24-UP-2004 \(City of Scottsdale Arsenic Treatment Facility Site 115\)](#) request to initiate a conditional use permit for a municipal use master site plan for an arsenic treatment facility. Staff contact person is Kira Wauwie, 480-312-7061. **Applicant contact person is Thyra Ryden-Diaz, 480-312-4327.**

EXPEDITED AGENDA
ITEM 4 MOVED TO REGULAR AGENDA
ITEM 4 RECOMMENDED FOR APPROVAL, 4-3; MOTION COMMISSIONER SCHWARTZ;
COMMISSIONER HEITEL, COMMISSIONER HESS, & COMMISSIONER BARNETT
DISSENTING
4. [11-AB-2004 \(69th St Abandonment\)](#) request by Earl, Curley & Lagarde PC, applicant, Dave & Linda Burns, owner, to abandon a portion of the right-of-way on 69th Street between Wildcat Drive and Lowden Road and General Land Office patent easements on 69th Street, on the south side of Wildcat Drive and north side of Lowden Road. Staff contact person is Greg Williams, 480-312-4205. **Applicant contact person is Lynne Lagarde, 602-265-0094.**

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ITEM 5 RECOMMENDED FOR APPROVAL, 7-0: MOTION COMMISSIONER BARNETT

5. [12-AB-2004 \(NC Properties\)](#) request by NC Gold Dust Main LLC, applicant/owner, to abandon all or part of the 33 feet General Land Office easements on the perimeter of the parcel located at 12653 E Cochise Drive. Staff contact person is Al Ward, 480-312-7067. **Applicant contact person is Neil Ginsberg, 602-852-3400.**

ITEM 6 RECOMMENDED FOR APPROVAL, 7-0: MOTION COMMISSIONER BARNETT

6. [14-AB-2004 \(Turquoise & 108th St\)](#) request by Integrity Luxury Homes, applicant/owner, to abandon the 10 feet public right of way on the west side of property along 108th Street located at 10820 E Turquoise Avenue. Staff contact person is Al Ward, 480-312-7067. **Applicant contact person is Jerry Nowell, 480-657-0010.**

ITEM 7 MOVED TO REGULAR AGENDA

ITEM 7 RECOMMENDED FOR APPROVAL, 7-0; MOTION COMMISSIONER BARNETT

7. [11-UP-2004 \(Sunrise Senior Assisted Living\)](#) request by Earl Curley & Lagarde PC, applicant, Herberger Foundation, owner, for a conditional use permit for a minimal residential health care facility on a 2.17 +/- acre parcel located at 7370 E Gold Dust Avenue with Central Business District (C-2) zoning. Staff contact person is Tim Curtis, 480-312-4210. **Applicant contact person is Lynne Lagarde, 602 265-0094.**

ITEMS 8 & 9 RECOMMENDED FOR APPROVAL, 7-0; MOTION COMMISSIONER BARNETT

8. [17-UP-2003 \(Duke's Bar & Grill\)](#) request by Beus Gilbert PLLC, applicant, Community Centers of America Plaza Del Rio LLC, owner, for a conditional use permit for expansion of an existing pool hall use within the existing structure which is on a 3 +/- acre parcel located at 7607 E McDowell Road with Highway Commercial District (C-3) zoning. Staff contact person is Bill Verschuren, 480-312-7734. **Applicant contact person is John Berry, 480-429-3000.**
9. [20-UP-2004 \(Duke's Bar & Grill\)](#) request by Phoenix Development Advisors Inc, applicant, Community Centers of America Plaza Del Rio LLC, owner for a conditional use permit for a bar within the existing structure which is on a 3 +/- acre parcel located at 7607 E McDowell Road with Highway Commercial District (C-3) zoning. Staff contact person is Bill Verschuren, 480-312-7734. **Applicant contact person is John Berry, 480-429-3000.**

WRITTEN COMMUNICATION

ADJOURNMENT APPROXIMATELY 6:20 PM

David Gulino, Chairman
Eric Hess
James Heitel
Steven Steinke

Steve Steinberg, Vice Chairman
David Barnett
Jeffrey Schwartz

For additional information click on the link to 'Projects in the Public Hearing Process' at:
<http://www.ScottsdaleAZ.gov/projects>.

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Persons with a disability may request a reasonable accommodation such as a sign language interpreter, by contacting the City Clerk's Office at 480-312-2412. Requests should be made as early as possible to allow time to arrange accommodation.